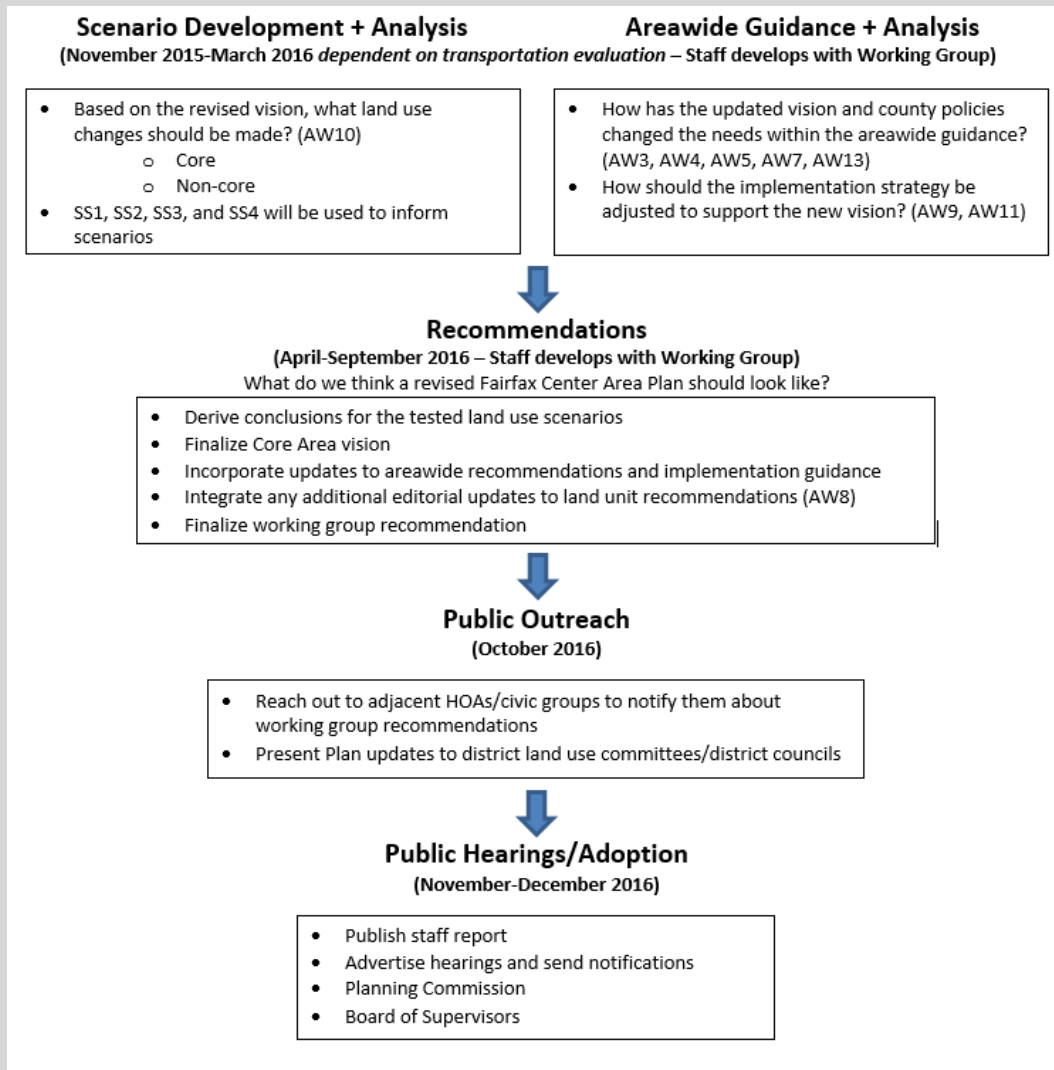
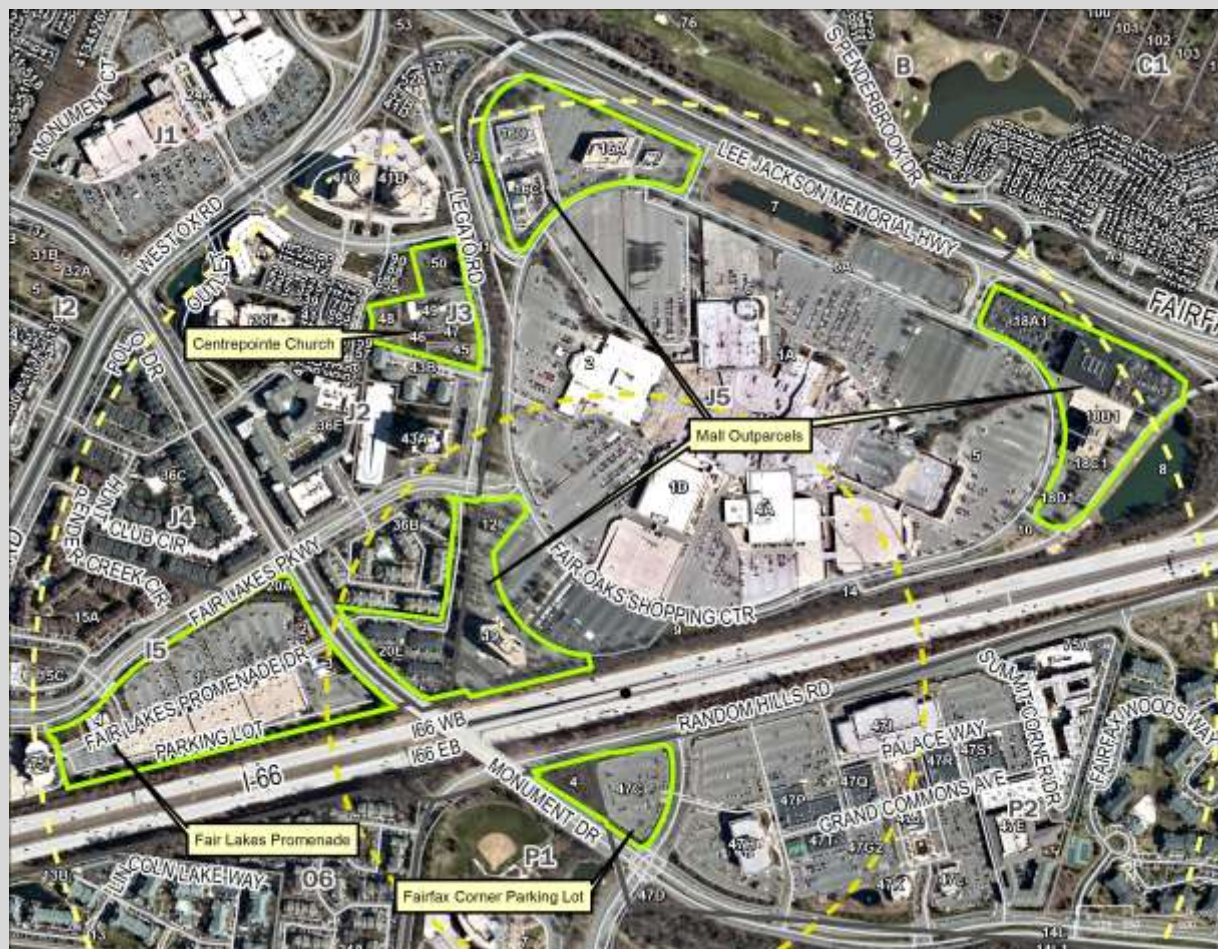


Agenda

1. Administrative Matters (10 minutes)
 - a. Chairman's Resignation and New Chairman
 - b. Approval of 5/5/2016 Minutes
 - c. Status Update on Phase II schedule
 - d. Follow up – Pender Profession Center
2. Core Area Vision and Concept Discussion – Notes from Vince Picciano (30 minutes)
3. Land Use Scenarios – Continuation from 5/5/2016 Meeting (45 minutes)
 - a. Core Focus Area items
4. Draft Revisions to Concept for Future Development and Area-wide Guidance (30 minutes)

Status Update on Phase II Schedule





Core Focus Area

Fair Lakes Promenade



- Current plan: office mixed use, developed with retail as a Plan option
 - Outside of ¼ mile radius to planned Metrorail station
- Both mid-level and high-end scenarios significantly increase trips
- Additional sewer capacity may be needed

Core Focus Area

Mall Outparcels



- Mid-level scenario generally consistent with existing intensity
 - Adds residential use
- High-end scenario generates nearly 10,000 additional trips
 - Includes areas adjacent to transit station
- Additional sewer capacity may be needed for high-end scenario

Core Focus Area

Fairfax Corner Parking Lot



- Adjacent to planned Metrorail station
- Ideal location for office use once Metrorail is present
- Generates over 4,000 additional trips

Preliminary Staff Recommendation

Core Focus Area



- Reflect future vision of core as a transit-oriented development
- Support an option for residential use at Centerpointe Church
 - Up to 190 units

Preliminary Staff Recommendation

Core Focus Area



Integration of land use scenarios

- Option 1
 - Do not add specific uses and intensities
 - Conduct additional transportation study in future to refine recommendations
- Option 2
 - Pursue Chapter 870 transportation study to incorporate high-end scenarios
 - Pending funding request for carryover
 - Advertised July 2016
 - Appropriated September 2016

Draft Revisions to Concept for Future Development and Area-wide Guidance

□ Highlights

- Greater emphasis on planned Metrorail stations and guidance about surrounding land uses
- Expanded Core Area around Fair Oaks & Fairfax Corner (1/2 mile radius around station)
- Removal of non-utilized solar design guidance
- Removal of access management guidance
- Strengthened guidance on multi-modal connectivity, including pedestrians and cyclists
- Updated parks classifications guidance
- Updated public facilities and housing tables
- Editorial updates to reflect contemporary vocabulary

□ Next Steps

- Draft Core Area Vision
- Review Implementation and Development Elements sections

Upcoming Meetings

Next Meeting (August):

- Finalize Core Area vision
- Incorporate updates to areawide recommendations and implementation guidance

Next Meeting (September)

- Finalize areawide recommendations and implementation guidance
- Integrate any additional editorial updates to land unit recommendations (AW8)